

Overall, it is expected that the County will gain about 27% population over 20 years. The data shows that Arlington and Lakeland expect to make major gains in population over the next 20 years. Arlington predicts that it will gain 30,000 persons over the next 20 years, a growth rate of almost 1500% for the study period. Lakeland also is aggressive in its projection, expecting to add 19,400 persons.

Millington expects to more than double its current population by gaining 15,000 residents. Millington's growth rate is expected to be about 115%. Bartlett and Collierville each predict growing at a lesser rate of about 50% over the planning period. Memphis expects overall growth of about 32% or just over 200,000 persons. Germantown because of its small reserve area compared to the rest of the municipalities expects to gain about 18% over 20 years, or about 7,200 residents.

The Shelby County Coordinating Committee expects the unincorporated County's population to drop to about 17,500 from a 1999 estimate of 93,000 at the completion of the 20 year planning period due to annexation by the municipalities.

The demographic data indicates that the highest residential densities will occur in the east central, southern and southeastern portions of the County. The corridor between Highway 51 and Covington Pike from the Memphis City limits to the Tipton County line will also experience a significant increase in population density. It is expected that the area west of Highway 51 and the northeastern portion of the County will support populations of less density.

*Map 11 illustrates current and projected density of population.*

**Building Trends** – Another indicator of development trends is the issuance of building permits. Building permits issued by the Memphis and Shelby County Construction Code Enforcement Office were analyzed for the last five years. The data indicates and the trends support increased levels of residential development in the east central area of the County – more than double the percent of the next most active area.

The Gray's Creek basin has seen the most permit activity, 46% of all permits issued over the study period. The southeastern area, below Collierville and Germantown captured 26% of all activity, while the area immediately north of Bartlett, Lakeland and Arlington accounted for 22% of all residential permits. The area just north of Memphis and south of Millington accounted for 8% of the total.

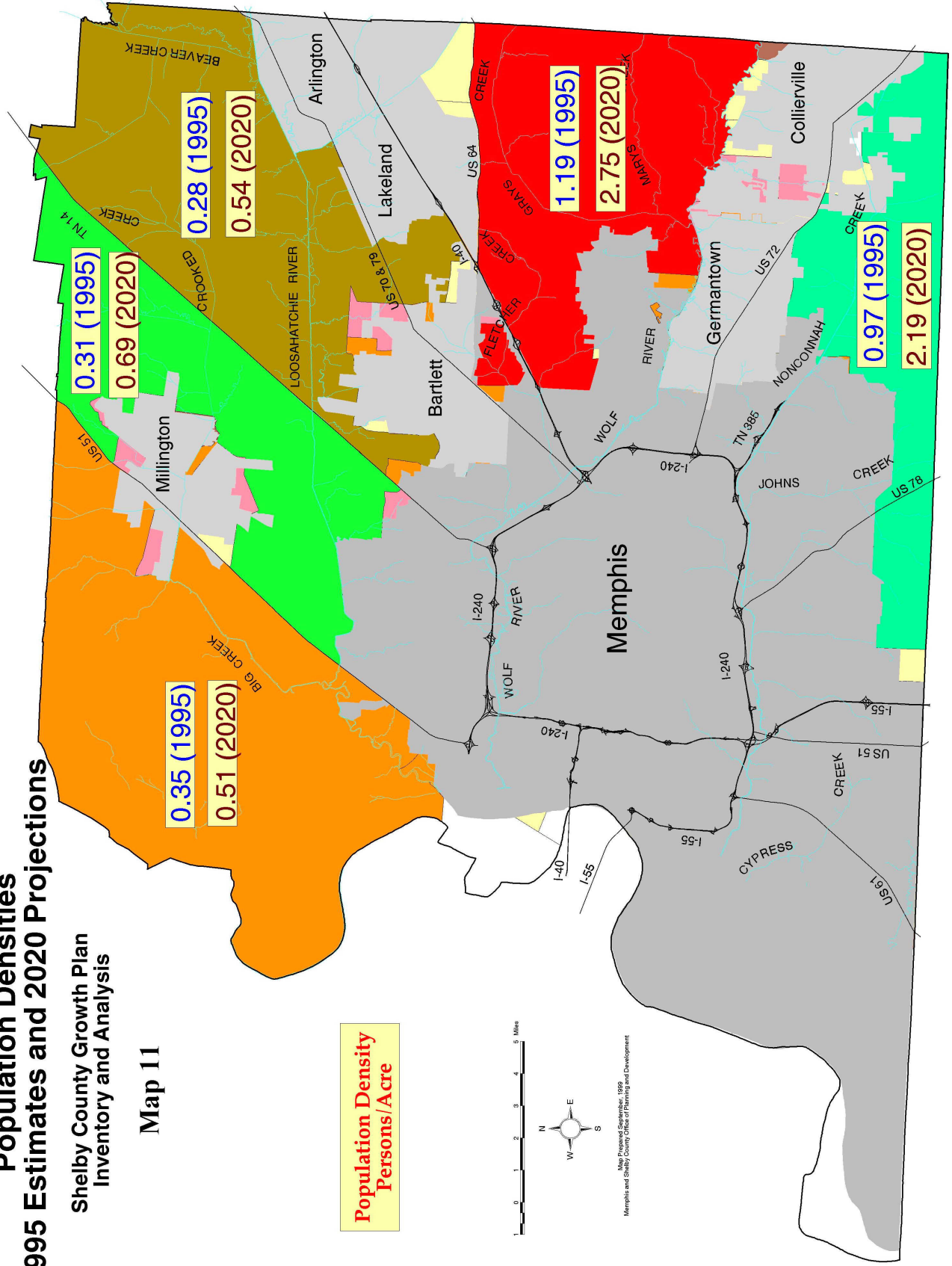
**Economic Growth** – The location of major employment centers contributes to where people choose to live. Shelby County has experienced tremendous economic growth over the past 10 years. Continued aggressive policies to attract and retain business and industry by all of the local governments and chambers of commerce will help ensure that the economy continues to thrive.

# Population Densities 1995 Estimates and 2020 Projections

Shelby County Growth Plan  
Inventory and Analysis

Map 11

Population Density  
Persons/Acre



Over the next 20 years employment centers will continue to move eastwardly and southeastwardly in Shelby County. Current initiatives that indicate that this trend will continue include: the Southeast Industrial Corridor, which is planned to attract major new industry to the area just south of the current Memphis City limits; the Technology Corridor which extends eastward from the Memphis City limits in the area generally served by Bill Morris Parkway through Germantown to Collierville; the redevelopment and reuse of the Millington Naval Air Station; the active pursuit of technological industry by the City of Bartlett; the development of the Arlington industrial park; and, the planned major business and industrial park on Highway 64 in the Gray's Creek basin.

*Map 12 shows the location of existing and planned employment centers.*

# Map 12 Employment Centers

Shelby County Growth Plan  
Inventory and Analysis

## LEGEND

- Existing Employment Centers
- Planned Employment Centers

- Major and Minor Streams
- Current City of Memphis Boundary
- Shelby County Boundary
- Islands
- Msriver

3 0 3 6 Miles

Map Prepared October, 1999  
Memphis and Shelby County Office of Planning and Development

